

MINOR SUBDIVISION SURVEY FOR  
**LEON and GLEN ROSS**  
SECTION 4, TOWNSHIP 3 SOUTH, RANGE 3 WEST  
UINTAH SPECIAL BASE AND MERIDIAN

DESCRIPTION OF PARCEL A

Commencing at the Southwest Corner of Lot 4, Section 4, Township 3 South, Range 3 West of the Uintah Special Base and Meridian;  
Thence North 00°27'34" West 329.14 feet along the West line of said Lot 4 to the TRUE POINT OF BEGINNING;  
Thence North 00°27'34" West 297.07 feet along said West line to the Southwest Corner of that parcel described in that Quit-Claim Deed, Entry No. 335234, on page 434, Book A316 of Deeds on file in the Duchesne County Recorder's office;  
Thence South 89°59'54" East 862.87 feet along the South line of said parcel to the centerline of the County Road;  
Thence the following four courses along said centerline:  
Southwesterly 77.70 feet along a curve to the right, said curve having a delta angle of 16°04'26", a radius of 276.97 feet, and a chord which bears South 14°02'52" West 77.45 feet;  
South 22°15'31" West 56.51 feet;  
South 26°42'59" West 83.69 feet;  
South 28°54'29" West 108.37 feet;  
Thence North 89°59'54" West 730.27 feet to the TRUE POINT OF BEGINNING, containing 5.50 acres. Said parcel being subject to that portion being used as County Road right-of-way.

DESCRIPTION OF PARCEL B

Beginning at the Southwest Corner of Lot 4, Section 4, Township 3 South, Range 3 West of the Uintah Special Base and Meridian;  
Thence North 00°27'34" West 329.14 feet along the West line of said Lot 4;  
Thence South 89°59'54" East 730.27 feet parallel with the North line of said Lot 4 to the centerline of the County Road;  
Thence South 28°54'29" West 118.52 feet along said centerline;  
Thence South 30°03'22" West 327.19 feet along said centerline;  
Thence North 89°59'54" West 506.09 feet to the West line of the SW1/4 of the NW1/4 of said Section;  
Thence North 00°21'57" West 57.82 feet to the Point of Beginning, containing 5.50 acres. Said parcel being subject to that portion being used as County Road right-of-way.

DESCRIPTION OF PARCEL C

Beginning at the West Quarter Corner of Section 4, Township 3 South, Range 3 West of the Uintah Special Base and Meridian;  
Thence North 00°21'57" West 1242.58 feet along the West line of the SW1/4 of the NW1/4 of said Section;  
Thence South 89°59'54" East 506.09 feet parallel with the North line of said NW1/4 to the centerline of the County Road;  
Thence the following five courses along said centerline:  
South 30°03'22" West 43.60 feet;  
Southwesterly 393.31 feet along a curve to the left, said curve having a delta angle of 8°13'51", a radius of 2737.92 feet, and a chord which bears South 25°56'22" West 392.97 feet;  
South 21°49'22" West 253.38 feet;  
Southwesterly 365.53 feet along a curve to the left, said curve having a delta angle of 20°24'57", a radius of 1025.83 feet, and a chord which bears South 11°36'49" West 363.60 feet;  
South 01°29'57" West 259.77 feet to the South line of said SW1/4 of said NW1/4;  
Thence South 89°59'54" West 130.25 feet to the Point of Beginning, containing 7.18 acres. Said parcel being subject to that portion being used as County Road right-of-way.

DESCRIPTION OF TOTAL PARCEL

Beginning at the West Quarter Corner of Section 4, Township 3 South, Range 3 West of the Uintah Special Base and Meridian;  
Thence North 00°21'57" West 1300.40 feet along the West line of the SW1/4 of the NW1/4 of said Section to the Northwest Corner of that parcel described in that Quit-Claim Deed, Entry No. 335234, on page 434, Book A316 of Deeds on file in the Duchesne County Recorder's office;  
Thence South 89°59'54" East 862.87 feet along the South line of said parcel to the centerline of the County Road;  
Thence the following nine courses along said centerline:  
Southwesterly 77.70 feet along a curve to the right, said curve having a delta angle of 16°04'26", a radius of 276.97 feet, and a chord which bears South 14°02'52" West 77.45 feet;  
South 22°15'31" West 56.51 feet;  
South 26°42'59" West 83.69 feet;  
South 28°54'29" West 108.37 feet;  
South 30°03'22" West 327.19 feet;  
Southwesterly 393.31 feet along a curve to the left, said curve having a delta angle of 8°13'51", a radius of 2737.92 feet, and a chord which bears South 25°56'22" West 392.97 feet;  
South 21°49'22" West 253.38 feet;  
Southwesterly 365.53 feet along a curve to the left, said curve having a delta angle of 20°24'57", a radius of 1025.83 feet, and a chord which bears South 11°36'49" West 363.60 feet;  
South 01°29'57" West 259.77 feet to the South line of the SW1/4 of said NW1/4;  
Thence South 89°59'54" West 130.25 feet to the Point of Beginning, containing 18.18 acres. Said parcel being subject to that portion being used as County Road right-of-way.

SURVEYOR'S CERTIFICATE

This is to certify that this plat was prepared from the field notes and electronic data collector files of an actual survey made by me, or under my personal supervision, of the parcel of land shown hereon, and that the monuments indicated were found or set during said survey, and that this plat accurately represents said survey to the best of my knowledge.



Jerry D. Allred, Professional Land Surveyor  
Utah Certificate Number 148951

OWNER'S CERTIFICATE

We, the undersigned, owners of the parcels shown hereon, having caused the same to be subdivided into the parcels shown, do hereby set apart the same as a minor subdivision, and place the boundary lines of the parcels as shown and described on this plat.

Landowner's Signatures	Print Name	Date Acknowledged	Notary's Initials
FRED AND ANGELINE EVANS FAMILY TRUST			
Trustee			
Trustee			

ACKNOWLEDGMENT

State of Utah } SS  
County of Duchesne }  
On the dates shown by each signature, personally appeared before me the signers of the above certificate who duly acknowledged to me that they did execute same.  
My commission expires \_\_\_\_\_ Notary Public

DUCHESNE COUNTY TREASURER

PROPERTY TAX CLEARANCE  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ OF 20\_\_\_\_.

COLENE NELSON  
DUCHESNE COUNTY TREASURER

DUCHESNE COUNTY PLANNING DEPARTMENT APPROVAL

APPROVED AS A MINOR SUBDIVISION ON  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ OF 20\_\_\_\_.

MICHAEL HYDE  
DUCHESNE COUNTY COMMUNITY DEVELOPMENT DIRECTOR

COUNTY RECORDER'S CERTIFICATE

STATE OF UTAH } SS  
COUNTY OF DUCHESNE }  
THIS IS TO CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN THE COUNTY RECORDER'S OFFICE ON THE  
\_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M. AND IS DULY RECORDED.

FILING NO. \_\_\_\_\_ COUNTY RECORDER

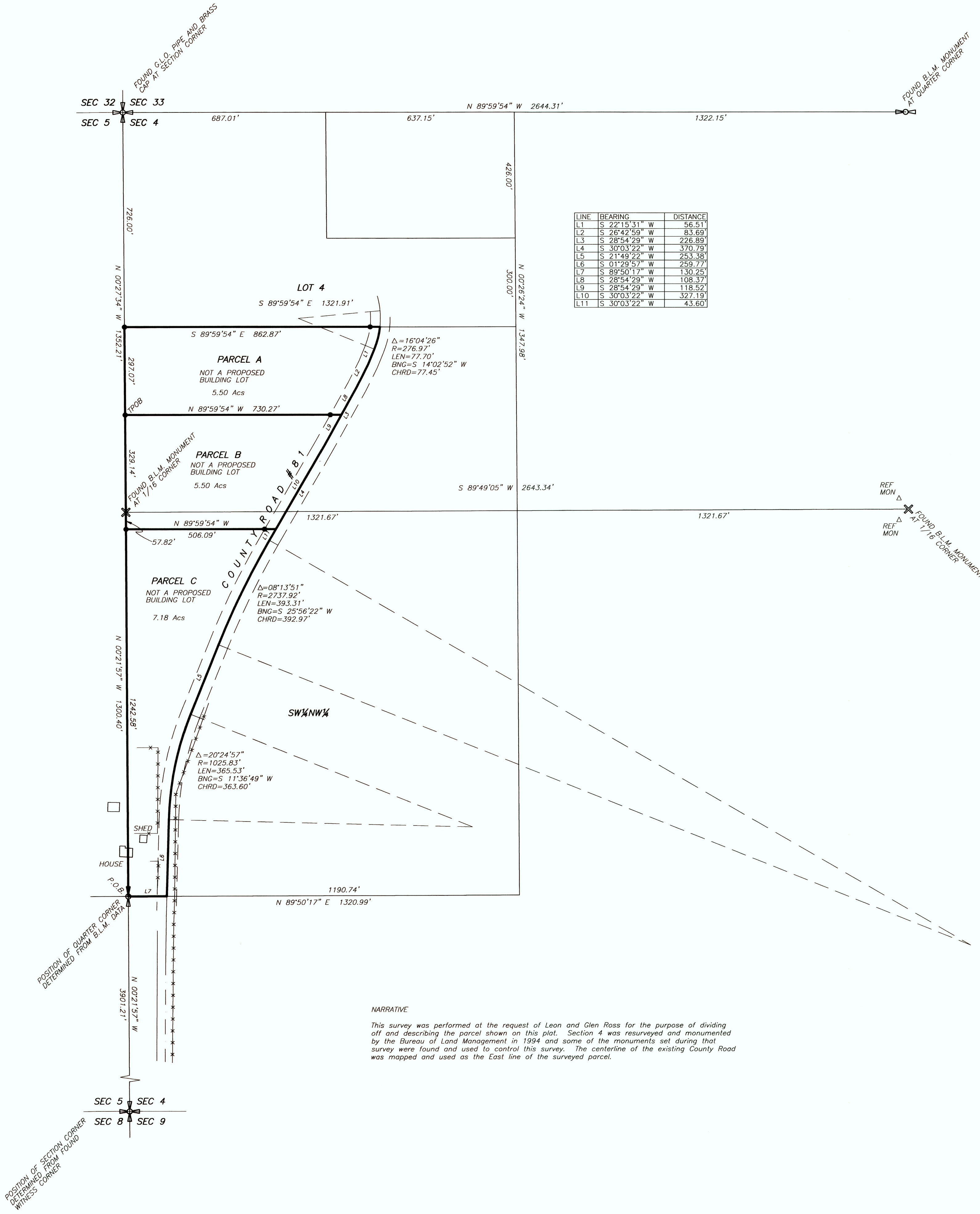
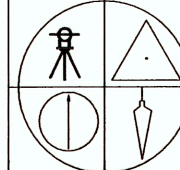
COUNTY SURVEYOR FILE NO. 2371e

JERRY D. ALLURED AND ASSOCIATES  
SURVEYING CONSULTANTS

1235 NORTH 200 EAST—BOX 975  
DUCHESNE, UTAH 84021  
(435) 738-5352

REV 8 FEB 2011  
17 JAN 2011

10-100-080



NARRATIVE

This survey was performed at the request of Leon and Glen Ross for the purpose of dividing off and describing the parcel shown on this plat. Section 4 was resurveyed and monumented by the Bureau of Land Management in 1994 and some of the monuments set during that survey were found and used to control this survey. The centerline of the existing County Road was mapped and used as the East line of the surveyed parcel.